



## Chipping Norton, 30-40 Alfred Road

### BRAND NEW - 3 TENANCIES LEFT FOR LEASE

On behalf of Aliro Group, LJ Hooker Commercial and CBRE is pleased to offer for lease Access on Alfred, a brand new Industrial estate at 30-40 Alfred Road Chipping Norton.

Access on Alfred is premium A grade Industrial Business Park that has just been completed and has 3 tenancies left for lease ranging from 3,536m<sup>2</sup> – 7,800m<sup>2</sup>.\*

The estate is located heart of South West Sydney, providing immediate access to major arterial road such as the M5 motorway (North & South bound), Hume Highway, Henry Lawson Drive and Heathcote road. The area has recently seen huge government expenditure to upgrade key infrastructure to improve freight access and travel times to the region

Key Estate Highlights:  
+ ESFR fire sprinklers



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Lease**  
POA

**Building Area**  
3,536-7,800sqm

**Contact**  
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- + Ability to integrate fitout
- + B-double approved route
- + 24/7 access and operations
- + Both on grade and dock access
- + Internal warehouse clearance of up to 13.7m\*
- + High quality office accommodation and staff amenities
- + Separation of heavy vehicles from light vehicles & pedestrians
- + Proximity to Moorebank Intermodal & Western Sydney Airport
- + Multiple container height roller doors all with 10m awnings for all-weather loading & unloading
- + 55m\* wide driveways allowing for easy b-double maneuverability while also room for external storage

For more information or to arrange an inspection please contact exclusive agents:

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## More About this Property

|               |                      |
|---------------|----------------------|
| Property ID   | 1BYKG67              |
| Property Type | Industrial/Warehouse |
| Building Area | 3536-7800 m2         |

**Ryan Jennings 0432 030 014**  
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